012.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,300 /	997,300
					USE VALUE:	997,300 /	997,300
					ASSESSED:	997,300 /	997,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT JAMES B
Owner 2:	PIGOTT KIMBERLY L
Owner 3:	
Street 1:	109 IRVING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2276 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5250.000	535,300		462,000	997,300
Total Card	0.121	535,300		462,000	997,300
Total Parcel	0.121	535,300		462,000	997,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.18 | /Parcel: 438.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9243

GIS Ref

GIS Ref

Insp Date 02/10/18

!1166!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	535,300	0	5,250.	462,000	997,300		Year end	12/23/2021
2021	104	FV	510,900	0	5,250.	462,000	972,900		Year End Roll	12/10/2020
2020	104	FV	511,000	0	5,250.	462,000	973,000	973,000	Year End Roll	12/18/2019
2019	104	FV	381,600	0	5,250.	490,900	872,500	872,500	Year End Roll	1/3/2019
2018	104	FV	381,600	0	5,250.	358,100	739,700	739,700	Year End Roll	12/20/2017
2017	104	FV	357,800	0	5,250.	311,900	669,700	669,700	Year End Roll	1/3/2017
2016	104	FV	357,800	0	5,250.	265,700	623,500	623,500	Year End	1/4/2016
2015	104	FV	318,600	0	5,250.	259,900	578,500	578,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:37:23

LAST REV

Date	Time
04/19/18	13:23:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINNEHAN WILLIA	26117-222		3/8/1996		202,000	No	No	Y	

USER DEFINED

Prior Id # 1:	9243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	614	Siding	13,530					

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2018	MEAS&NOTICE	BS	Barbara S
6/25/2014	External Ins	PC	PHIL C
4/30/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
7/24/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/HA:	0.12052	Total SF/SM:	5250	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11133564
Const Adj.:	0.98980200
Adj $ / SQ:	198.000
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657611
Depreciation:	122316
Depreciated Total:	535295

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

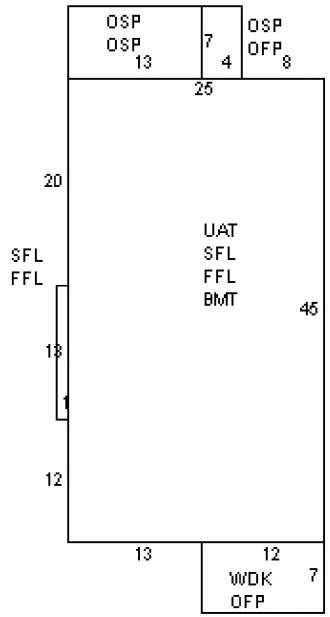
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.00
Special Features:	0	Val/Su Net:	130.94
Final Total:	535300	Val/Su SzAd	235.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	198.000	225,324
SFL	Second Floor	1,138	198.000	225,324
BMT	Basement	1,125	59.400	66,825
UAT	Upper Attic	281	79.200	22,275
OSP	Screen Porch	210	26.520	5,569
OFP	Open Porch	112	30.910	3,462
WDK	Deck	84	15.840	1,330

	Net Sketched Area:	4,088	Total:	550,109	
Size Ad	2276	Gross Area	4932	FinArea	2276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	